



COUNTY OF HUMBOLDT

Legislation Details (With Text)

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On agenda: 12/11/2018 **Final action:** 12/11/2018
Title: Approval of Fawn Meadows Subdivision, APN 509-240-037, McKinleyville Area
Sponsors:
Indexes:
Code sections:
Attachments: 1. Staff Report, 2. Attachment 1 - Fawn Meadows Final Map, 3. Attachment 2 - Conveyance and Agreement.pdf

Date	Ver.	Action By	Action	Result
12/11/2018	1	Board of Supervisors	approved	Pass

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Approval of Fawn Meadows Subdivision, APN 509-240-037, McKinleyville Area

RECOMMENDATION(S):

That the Board of Supervisors:

1. Accept and approve the subdivision map for filing with the County Recorder;
2. Accept the dedications to the County of Humboldt of Tasi Lane for public road and public utility purposes;
3. Accept Challis Court and Dogwood Road for public utility purposes; accept Public Utility Easement (PUE) for Parcels T and Z for public use;
4. Accept for drainage facilities and access thereto Parcel X with right to convey to McKinleyville Community Services District;
5. Reject Challis Court and Dogwood Road for public road purposes and Parcel S for public sidewalk purposes;
6. Direct the Clerk of the Board to sign the subdivision map on behalf of the Board of Supervisors;
7. Authorize the Chair to execute the Conveyance and Agreement; and
8. Direct the Clerk of the Board to transmit the subdivision map and the Conveyance and Agreement to the County Recorder.

SOURCE OF FUNDING:

General Fund Land Use 1100-166

DISCUSSION:

On July 7, 2005, the Board of Supervisors approved a modified Fawn Meadows (Edwards) Subdivision, to create twenty-five (25) lots ranging in size from six thousand (6,000) square feet to thirteen thousand two hundred ninety (13,290) square feet. The subdivision is located in Humboldt County in the McKinleyville area.

Pursuant to Government Code Section 66458(a), the subdivider, J.L.F. Construction, Inc., a California Corporation, requests that the Board of Supervisors approve the subdivision as complete and accept the subdivision map for filing with the County Recorder (Attachment 1).

The applicant has requested that Planning and Building Department defer payment of parkland fees for the development of secondary dwelling units on Lots 1 through 25, inclusive. In order to approve the request, Planning and Building Department requires the dedication of development rights for secondary dwelling units until such time as the deferred fees are paid. The applicant has executed a Conveyance and Agreement for this purpose (Attachment 2).

The Planning Division has provided notice that all conditions of tentative map approval, other than those required by the Department of Public Works, have been satisfied.

The Department of Public Works has inspected and approved all subdivision improvements.

The Department of Public Works and the Planning Division have determined that the subdivider has met all conditions of subdivision approval and within the required time limits.

The Tax Collector or his designee has signed the map indicating that all taxes have been paid or secured to his satisfaction.

Staff request the Board of Supervisors approved the recommended actions.

FINANCIAL IMPACT:

Tasi Lane is identified as a collector road in the General Plan and is eligible to be brought into the County Maintained Road System without the need to form a Permanent Road Division to fund road maintenance. A Permanent Road Division is an assessment that is levied on the property tax bill of the properties that use the road; the assessments then fund the maintenance of the road. See Board of Supervisors agenda item C-12 on January 16, 2001 for the policy on accepting roads into the County Maintained Road System.

If this portion of Tasi Lane within the subdivision were maintained to the same standard as a Permanent Road Division road, it would have a slurry seal after 12 years and an overlay after 25 years. The cycle would repeat itself for subsequent 25 year periods. Based upon this standard, the future cost of maintenance in 2018 dollars for a 25 year cycle is approximately \$35,000; or roughly \$1,400 per year when spread over the 25 year cycle. Note that the actual maintenance plan for the road will vary based upon available funding.

Challis Court is eligible to be brought into the County Maintained Road System if a Permanent Road Division is formed. Dogwood Road is eligible to be brought into the County Maintained Road System if the north side of the road is built out with curb, gutter and sidewalk; and a Permanent Road Division is formed. Maintenance of Dogwood Road and Challis Court will be by a private road maintenance association until such time that the roads are accepted into the County Maintained Road System.

If Challis Court or Dogwood Street were brought into the County Maintained Road System under a Permanent Road Division, the cost of road maintenance would be borne by the properties that use the road and would be collected by an assessment on their property tax bill. The Permanent Road Division established a special fund to collect the assessments. Funds can only be used for road maintenance on the roads within the Permanent Road Division.

There is no impact to the General Fund.

This item conforms with the Board of Supervisors' Core Role of enforcing laws and regulations to protect residents.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may determine that the map does not conform to all the requirements of the Subdivision Map Act and any local subdivision ordinance applicable at the time of approval or conditional approval of the tentative map and any rulings made thereunder. By doing so the Board shall disapprove the map in accordance with Government Code Section 66458(a). This action is not recommended.

ATTACHMENTS:

1. Subdivision Map (Original is on file with the Clerk of the Board)
2. Conveyance and Agreement

PREVIOUS ACTION/REFERRAL:

Board Order No.: C-12, J-1

Meeting of: 1/16/01, 7/7/05